167.0	0004	0017.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	805,100 / 805,100
					USE VALUE:	805,100 / 805,100
					ASSESSED:	805,100 / 805,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PFISTER CATHLEEN K/ETAL
Owner 2:	PFISTER DONALD H
Owner 3:	
Street 1:	68 HILLSIDE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,172 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Wood Shingle Exterior and 1559 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10172.000	297,500		507,600	805,100
Total Card	0.234	297,500		507,600	805,100
Total Parcel	0.234	297,500		507,600	805,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 516.42 | /Parcel: 516.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 110819

GIS Ref

GIS Ref

Insp Date 10/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 167.0-0004-0017.A

!12949!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	297,600	0	10,172.	507,600	805,200	805,200	Year End Roll	12/18/2019
2019	101	FV	239,100	0	10,172.	507,600	746,700	746,700	Year End Roll	1/3/2019
2018	101	FV	239,100	0	10,172.	449,600	688,700	688,700	Year End Roll	12/20/2017
2017	101	FV	239,100	0	10,172.	377,100	616,200	616,200	Year End Roll	1/3/2017
2016	101	FV	239,100	0	10,172.	377,100	616,200	616,200	Year End	1/4/2016
2015	101	FV	224,500	0	10,172.	326,300	550,800	550,800	Year End Roll	12/11/2014
2014	101	FV	224,500	0	10,172.	315,400	539,900	539,900	Year End Roll	12/16/2013
2013	101	FV	224,500	0	10,172.	300,200	524,700	524,700		12/13/2012

PRINT

Date	Time
12/11/20	02:58:05

LAST REV

Date	Time
10/12/18	09:33:26
apro	

PAT ACCT. 12949

USER DEFINED

Prior Id # 1:	110819
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZANI ANN	29379-400		11/17/1998		278,100	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/24/2000	97	Alterati	110,000					REMODEL

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	Meas/Inspect	HS	Hanne S
11/8/2008	Meas/Inspect	345	PATRIOT
12/13/1999	Mailer Sent		
12/7/1999	Meas/Inspect	197	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10172		Sq. Ft.	Site		0	70.	0.71	8									507,613						507,600	

Total AC/HA: 0.23352 | Total SF/SM: 10172 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 507,613 | Spl Credit | Total: 507,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	30	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.32350862
Const Adj.:	0.98990101
Adj $ / SQ:	137.565
Other Features:	77000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	365440
Depreciation:	67972
Depreciated Total:	297468

COMMENTS

SALE BEFORE ADD.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

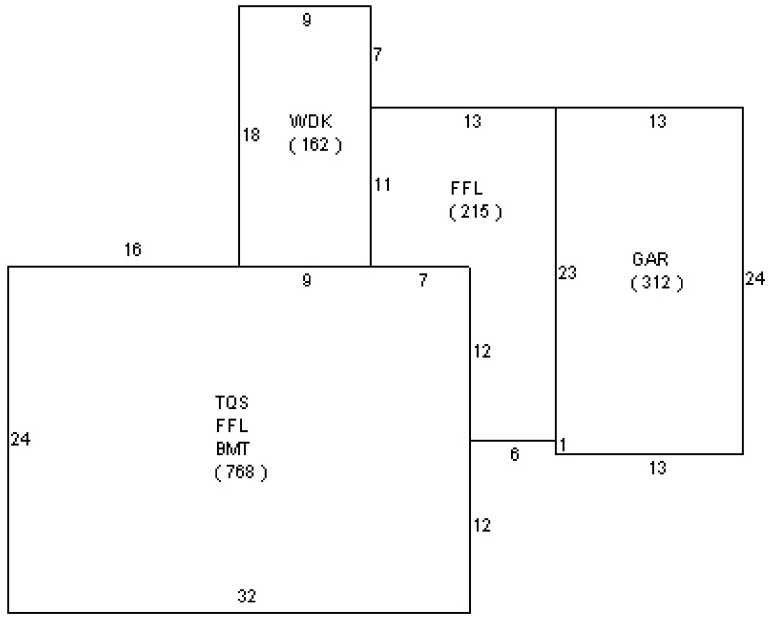
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	151.32
Special Features:	0	Val/Su Net:	106.21
Final Total:	297500	Val/Su SzAd	190.83

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	983	137.560	135,226
BMT	Basement	768	41.270	31,695
TQS	3/4 Story	576	137.560	79,237
GAR	Garage	312	22.780	7,107
WDK	Deck	162	12.050	1,952

Net Sketched Area:	2,801	Total:	255,217
Size Ad	1559	Gross Are	2993	FinArea	1559
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

167.0-0004-0017.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2005	0.00	T	11.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	